

132.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

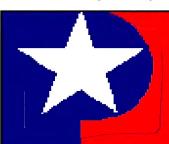
Total Card / Total Parcel

USE VALUE:

1,239,800 / 1,239,800

ASSESSED:

1,239,800 / 1,239,800



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		CHURCHILL AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	DOHERTY JOHN J JR & LAURA T
Owner 2:	
Owner 3:	

Street 1: 52 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: DOHERTY JOHN J JR/LAURA T -

Owner 2: TSOI EDWARD &amp; LOUISE -

Street 1: 52 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,437 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1930, having primarily Wood Shingle Exterior and 3154 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6437		Sq. Ft.	Site		0	90.	0.95	10									551,800						551,800	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							6437.000		683,300		4,700		551,800		1,239,800							
Total Card							0.148		683,300		4,700		551,800		1,239,800		Entered Lot Size					
Total Parcel							0.148		683,300		4,700		551,800		1,239,800		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID										
132.0-0003-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	683,300	4,700	6,437.	551,800	1,239,800	1,239,800	Year End Roll	12/18/2019
2019	104	FV	526,400	4,700	6,437.	582,500	1,113,600	1,113,600	Year End Roll	1/3/2019
2018	104	FV	526,400	4,700	6,437.	429,200	960,300	960,300	Year End Roll	12/20/2017
2017	104	FV	494,200	4,700	6,437.	410,800	909,700	909,700	Year End Roll	1/3/2017
2016	104	FV	494,200	4,700	6,437.	380,100	879,000	879,000	Year End	1/4/2016
2015	104	FV	413,800	4,700	6,437.	318,800	737,300	737,300	Year End Roll	12/11/2014
2014	104	FV	411,400	4,700	6,437.	311,500	727,600	727,600	Year End Roll	12/16/2013
2013	104	FV	427,500	4,700	6,437.	296,700	728,900	728,900		12/13/2012

## SALES INFORMATION

Grantor		Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes		PAT ACCT.	
DOHERTY JOHN J		60792-156		12/21/2012		Family				271,000		No	No								
TSOI EDWARD & L		34903-126		2/26/2002		Family				215,000		No	No								
		18824-337		1/1/1988						309,000		No	No								

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/10/2017	1027	Re-Roof	17,995	C					5/19/2018	MEAS&NOTICE	HS	Hanne S
8/6/2013	1178	Redo Kit	10,000	C					5/5/2014	Inspected	PC	PHIL C
9/29/2008	1197	Manual	7,890						1/16/2014	Info Fm Prmt	EMK	Ellen K
6/20/2003	487	Redo Bat	15,000	C		G6	GR FY06	2ND FLR BTH	12/4/2008	Meas/Inspect	163	PATRIOT
5/31/1996	219	Manual	5,000						6/23/2005	Permit Visit	BR	B Rossignol
									4/17/2000	Inspected	276	PATRIOT
									11/18/1999	Mailer Sent		
									11/2/1999	Measured	263	PATRIOT
									8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 12 - Multi-Conver				Full Bath: 2	Rating: Good																		
Sty Ht: 2H - 2 & 1/2 Sty				A Bath: 1	Rating: Average																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																		
Color: BEIGE				A Kits: 1	Rating: Good																		
View / Desir:				Fpl: 2	Rating: Average																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: B- - Good (-)				<b>CONDOS INFORMATION</b>																			
Year Blt: 1930	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdct: G10	Fact: .			Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster	Functional:			Interior:				1	5	2													
Sec Int Wall:	Economic:			Additions:				1	6	3													
Partition: T - Typical	Special:			Kitchen:																			
Prim Floors: 3 - Hardwood	Override:			Baths: 2003																			
Sec Floors:	Total:	18.6 %		Plumbing:																			
Bsmnt Flr: 12 - Concrete				Electric:																			
Subfloor:				Heating:																			
Bsmnt Gar:				General:																			
Electric: 3 - Typical				Totals	2	11	5																
Insulation: 2 - Typical				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
Int vs Ext: S				Basic \$ / SQ: 160.00		Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel: 2 - Gas				Size Adj.: 0.98291057									FFL	First Floor	1,318	155.680	205,183						
Heat Type: 5 - Steam				Const Adj.: 0.98990101									SFL	Second Floor	1,264	155.680	196,776						
# Heat Sys: 2				Adj \$ / SQ: 155.677									BMT	Basement	1,144	46.700	53,429						
% Heated: 100	% AC:			Other Features: 146500									HST	Half Story	572	155.680	89,048						
Solar HW: NO	Central Vac: NO			Grade Factor: 1.21									WDK	Deck	44	15.840	697						
% Com Wall:	% Sprinkled:			NBHD Inf: 1.00000000									ENT	ENTRY	30	26.130	784						
				NBHD Mod:									OFFP	Open Porch	30	43.560	1,307						
				LUC Factor: 1.00																			
				Adj Total: 839405																			
				Depreciation: 156129																			
				Depreciated Total: 683275																			
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 132.0-0003-0002.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	104			4,700		4,700						
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700															